



**MINUTES
ZONING ADMINISTRATOR PUBLIC HEARING MEETING
REGULAR MEETING OF SEPTEMBER 20, 2010**

CALL TO ORDER: Zoning Administrator Barbara Meerjans

STAFF PRESENT: Barbara Meerjans, Zoning Administrator
Joel Pullen, Planner II
Tanu Jagtap, Zoning Technician
Spencer Shafsky, Zoning Technician

PUBLIC HEARING ITEMS

- Item 1. **MINI MIRACLES DAYCARE – 47441 MANTIS STREET – (MIS2011-00024)** – to consider a Zoning Administrator Permit for a large family daycare up to 14 children located in the Warm Springs Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15274, which specifically exempts large family day care homes throughout the state. Project Planner – Tanu Jagtap, (510) 494-4537, tjagtap@fremont.gov

The hearing was opened and there were no public speakers.

THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM 1: HOLD PUBLIC HEARING.

AND

FIND THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER GUIDELINE 15274 WHICH SPECIFICALLY EXEMPTS LARGE FAMILY DAY CARE HOMES THROUGHOUT THE STATE.

AND

FIND VARSHNEY LARGE FAMILY DAYCARE IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS, OBJECTIVES AND POLICIES SET FORTH IN THE GENERAL PLAN'S RESIDENTIAL LAND USE POLICIES CHAPTER AS ENUMERATED WITHIN THE STAFF REPORT.

AND

APPROVE VARSHNEY LARGE FAMILY DAYCARE (MIS2011-00024), SUBJECT TO FINDINGS AND CONDITIONS IN EXHIBIT “A”.

ITEM 1 WAS APPROVED, BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

- Item 2. **AUNPAMA MUJRAL LARGE DAYCARE – 38181 HASTINGS COURT – (MIS2011-00110)** – to consider a Zoning Administrator Permit for a large family daycare located in the Centerville Planning Area. This project is exempt from the

California Environmental Quality Act (CEQA) per Guideline 15301, Existing Facilities.

Project Planner – Spencer Shafsky, (510) 494-4452, sshafsky@fremont.gov

The hearing was opened and there were no public speakers.

THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM 2: HOLD PUBLIC HEARING.

AND

FIND THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER GUIDELINE 15301, EXISTING FACILITIES

AND

FIND ANUPAMA MUJRAL DAYCARE IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS, OBJECTIVES AND POLICIES SET FORTH IN THE GENERAL PLAN'S RESIDENTIAL LAND USE POLICIES CHAPTER AS ENUMERATED WITHIN THE STAFF REPORT.

AND

APPROVE ANUPAMA MUJRAL DAYCARE, AS SHOWN ON EXHIBIT “A”, SUBJECT TO FINDINGS AND CONDITIONS IN EXHIBIT “B”.

ITEM 2 WAS APPROVED, BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

- Item 3. **THE IVY REVIEW – 43615 MISSION BOULEVARD – (PLN2011-00011)** – to consider a Zoning Administrator Use Permit (FMC Sec. 8-21103.1(s) for an educational consulting and tutoring service for high school students located in the Mission San Jose Planning Area. This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15301, Existing Facilities.
Project Planner – Joel Pullen, (510) 494-4436, jpullen@fremont.gov

The hearing was opened and there were no public speakers.

THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM 3: HOLD PUBLIC HEARING.

AND

FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER 15301 OF THE CEQA GUIDELINES, EXISTING FACILITIES, BECAUSE NO CHANGES TO THE EXISTING LOCATION IS PROPOSED.

AND

FIND ZONING ADMINISTRATOR PERMIT PLN2011-00011 IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS, OBJECTIVES AND POLICIES SET FORTH

**IN THE GENERAL PLAN'S LAND USE CHAPTER AS ENUMERATED
WITHIN THE STAFF REPORT.**

AND

**APPROVE ZONING ADMINISTRATOR PERMIT PLN2011-00011, AS
SHOWN ON EXHIBIT "A", SUBJECT TO FINDINGS AND CONDITIONS IN
EXHIBIT "B".**

ITEM 3 WAS APPROVED, BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

Item 4. **GOOD 4 U ZAP – 4406 ENTERPRISE PLACE, SUITE D – (PLN2011-00016)** –
to consider a Zoning Administrator Permit for a wholesale kimchi food preparation
facility in an existing 773 square foot tenant space located in the Industrial Planning
Area. This project is exempt from the California Environmental Quality Act (CEQA)
per Guideline 15301, Existing Facilities.
Project Planner – Joel Pullen, (510) 494-4436, jpullen@fremont.gov

The hearing was opened and there were no public speakers.

**THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM
4: HOLD PUBLIC HEARING.**

AND

**FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER 15301
OF THE CEQA GUIDELINES, EXISTING FACILITIES, BECAUSE NO
BUILDING OR SITE CHANGES TO THE EXISTING LOCATION ARE
PROPOSED.**

AND

**FIND ZONING ADMINISTRATOR PERMIT PLN2011-00016 IS IN
CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN
THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE
THE DESIGNATIONS, GOALS, OBJECTIVES AND POLICIES SET FORTH
IN THE GENERAL PLAN'S LAND USE CHAPTER AS ENUMERATED
WITHIN THE STAFF REPORT.**

AND

**APPROVE ZONING ADMINISTRATOR PERMIT PLN2011-00016, AS
SHOWN ON EXHIBIT "A", SUBJECT TO FINDINGS AND CONDITIONS IN
EXHIBIT "B".**

ITEM 4 WAS APPROVED, BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

Meeting adjourned at 2:30 p.m.

APPROVED BY:



Barbara Meerjans
Zoning Administrator